



# CITY OF NEWTON, MASSACHUSETTS

City Hall

1000 Commonwealth Avenue, Newton, MA 02459-1449

Telephone: (617) 796-1060 TDD/TTY: (617) 796-1089 Fax: (617) 796-1086  
www.ci.newton.ma.us

David B. Cohen  
Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

### NOTICE OF DECISIONS

**A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:**

- #3-09** from Yanping Sun, 87 Woodward Street, Newton, MA, requesting a variance of 3.0 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a covered front entrance, resulting in a front yard setback of 22.0 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.) The petitioners' request for a variance from the front yard setback was granted, subject to conditions, 4-0.** The property is located in a Single Residence 2 district.
- #4-09** from Moshe and Marcy Gerstenhaber, 35 Cabot Street, Newton, MA, requesting a variance of 1.6 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a sunroom and deck, resulting in a side yard setback of 5.90 feet. **(Required side yard setback for old lots created before December 7, 1953 is 7.5 feet.) The petitioners' request for a variance from the side yard setback was denied, 4-0.** The property is located in a Single Residence 2 district.
- #5-09** from Laurel Farnsworth, 73 Perkins Street, Newton, MA, requesting a variance of 7.2 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct an open deck and a two story addition with roof deck at 63 Perkins Street, resulting in a rear yard setback of 7.8 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 15 feet.)** In addition, petitioners are requesting a 2.4 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct the same two story addition and decks at 63 Perkins Street, resulting in a side yard setback of 5.1 feet. **(Required side yard setback for old lots created before December 7, 1953 is 7.5 feet.)** Lastly, petitioners are requesting a 4.2% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct the same two-story addition and decks at 63 Perkins Street, resulting in lot coverage of 34.2%. **(Maximum lot coverage for old lots created before December 7, 1953 is 30%.)** The property is located in a Single Residence 2 district. **The Board voted to grant petitioner's request to withdraw his variance application, 4-0.**

**Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision numbers 3-09 and 4-09 were filed on April 9, 2009.**